

HPCPO BOD Meeting

Date: July 28, 2026

Time: 9:00 A.M.

Call to order: Pledge of Allegiance & Moment of Silence

Roll Call: Bill Wilson, Rick Manseau, Greg Myers, Jean Albano, Lynda Anderson, Bill Rutledge, Sue, Ray Thomas by phone, Jack Sanders Excused

Approval of Minutes: BOD 6/23/2026 Minutes **Motion to Approve: 1st:** Bill Wilson **2nd:** Lynda Anderson
All in favor-passed: Yes

BACKGROUND APPLICATIONS: 12028 Fairway Ave. (2x), 12095 Walshwood, 12447 Fairway, Lot Western Circle, 12118 Fairway Ave., 12028 Fairway Ave, 12331 Fairway Ave, 7386 Highpoint Blvd (3x), 8039 Eastern Circle, 7555 Highpoint Blvd (2x), 12118 Fairway, 12280 Fairway - Total of 14

All Applications previously approved – need to ratify **Motion to Ratify: 1st:** Rick Manseau **2nd:** Bill Wilson
All in favor-passed: Yes

OWNER FORUM: Guest: Deb Polidoro 7366 First Loop read FL Statute 720.303 regarding the posting of the agenda. Stated the agenda was only posted 24 hours in advance not 48 and anything voted on today would not be legal. She spoke about a violation she received. CCR #9: Signs. Explained what was mailed from her to the office. She stated the signs violations have not been enforced in a decade and we therefore cannot enforce it now. Wants to have violation formally dismissed today.

Isabella explained why a car is in her driveway with Pennsylvania plates

NEW BUSINESS – COMMITTEE REPORTS:

- 1) By-Laws/CCR's: A) Jean Said – Bill was to send to lawyer the 2026 updates of CCR's etc. Lawyer will review. Signup sheets for Halloween Party, Labor Day pool party, fining committee, and B.O.D. There will be 3 open positions in December. Applications are on table.
B) Rules & Regulations Signs: (CCR's #9 signs Page 11) and Storage compound and RV Rules: (CCR's #5 Storage for Trailers, Boats, Etc. Page 10) Revisions attached. Bill Stated nothing going on with CCR's at this point
- 2) Community Business: Bill Rutledge stated we have been working with the attorney for some time now about notices, timelines, and violations. We have everything in order so that we know they are legal and statutory.
- 3) Community Center: No Report
- 4) Finances: Greg Read Financial report **Motion to Approve: 1st:** Bill Wilson **2nd:** Rick Manseau
All in favor-passed: Yes
- 5) Groundkeeping: No Report
- 6) Information Services/Info Booth: Greg Stated cameras zapped have been fixed.
- 7) Permits: A) Rick Reported: Permits examined on Thursdays now instead of Wednesday. Slight modifications to the permit process applications will be considered **PENDING** until a county permit is turn in if required.
B) Bill Stated if you heard any job that costs less than 7500 doesn't need a county permit, it is not true. Anything structural engineering, plumbing and electrical still need a county permit regardless of cost
Motion to Approve Permits: 1st: Jean Albano **2nd:** Lynda Anderson
All in favor-passed: Yes
- 8) Recreation: For July 4th we had a real good turn out and lots of fun

9) Storage Compound Jean Reported: We are in the process of finding out who has not paid for their spot. They will receive a letter requesting payment. If they don't pay they will be towed (and will be warned ahead of time). Lisa in the office is redoing the maps of the RV area to make it easier to understand.

10) Violations: Motion to Levy fines for violations: (Unit-Block-Lot) 6-42-10, 6-47-12, 6-42-32/33, 6-47-5, 3-24-17, 2-20-3, 3-24-8, 3-28-17, 6-39-27, 1-4-4, 3-23-14, 5-53-43, 3-15-17, 3-2-18, 3-24-19

3-23-9, 6-38-16, 6-48-14 – Tabled for further investigation

Motion to Approve: 1st: Rick Manseau 2nd: Bill Wilson

All in favor-passed: Yes

Motion to Adjourn: Time: 9:19

Motion: 1st: Bill Wilson 2nd: Rick Manseau

All in favor-passed: Yes

Respectfully submitted by

Jean Albano
Secretary

Permits:

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APPROVED = 13 Total

7313 Fairlane Ave
12160 Sara Street
8341 Highpoint Blvd
12075 Club House
12223 Evantide Ave
12415 Harker Street
12129 Club House
7528 Western Circle
8051 Baltic Street
12344 O'Brien Ave
12402 Conde
7355 First Loop
9009 High Point Blvd

New Windows
Widen Driveway
Fence
Florida room to Screen Room
Lattice on Deck
Fence
New Roof
Windows/Doors
Fence
Roof Repair
Widen Driveway
Shed
Carport

DENIED

